

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		HENDERSON ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	RAD-SERECHT ROXANE LARA		
Owner 2:			
Owner 3:			
Street 1:	73 HENDERSON ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	HENDERSON ST DEVELOPMENT LLC -		
Owner 2:	-		
Street 1:	186 GREAT RD STE 10		
Twn/City:	BEDFORD		
St/Prov:	MA	Cntry	
Postal:	01730		

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Vinyl Exterior and 2965 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.15381	Total SF/SM:	6700	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	496.802	Spl Credit	Total:	496.800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6700.000	726,100		496,800	1,222,900
Total Card	0.154	726,100		496,800	1,222,900
Total Parcel	0.154	726,100		496,800	1,222,900
Source: Market Adj Cost	Total Value per SQ unit /Card:			412.39	/Parcel: 412.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	726,100	0	6,700.	496,800	1,222,900		Year end	12/23/2021
2021	101	FV	704,000	0	6,700.	496,800	1,200,800		Year End Roll	12/10/2020
2020	101	FV	458,400	0	6,700.	496,800	955,200	955,200	Year End Roll	12/18/2019
2019	101	FV	187,900	0	6,700.	527,900	715,800	715,800	Year End Roll	1/3/2019
2018	101	FV	187,900	0	6,700.	385,000	572,900	572,900	Year End Roll	12/20/2017
2017	101	FV	187,900	0	6,700.	335,300	523,200	523,200	Year End Roll	1/3/2017
2016	101	FV	187,900	0	6,700.	285,700	473,600	473,600	Year End	1/4/2016
2015	101	FV	177,900	0	6,700.	279,500	457,400	457,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENDERSON ST DE	73060-268	1	8/5/2019		1,260,000	No	No		
MC IVER DIANE/T	70372-447		12/13/2017	Change>Sale	425,000	No	No		
HIGGINS RACHEL	46967-295		2/14/2006	Convenience	99	No	No		
MCIVER DIANE/TR	46967-283		2/14/2006	Convenience	99	No	No		
HIGGINS RACHEL	4269-549		3/19/2004	Convenience	100	No	No		
HIGGINS CARLTON	13677-384		4/29/1979	Convenience		No	No		Carlton E Higgins dod 10/2/1994
HIGGINS BERTHA	13634-435		1/30/1979	Family	30,000	No	No		
HIGGINS BERTHA	11816-639		4/3/1970	Family		No	No		

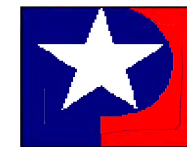
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2019	Meas/Inspect	DGM	D Mann
6/24/2019	Permit Visit	DGM	D Mann
6/4/2019	Permit Visit	DGM	D Mann
7/21/2017	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	189	PATRIOT
11/8/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
8/2/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	16011
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

